

Draft: June 5, 2007

Village of Bingham Farms
Design Review Board
June 4, 2007

Approved: July 9, 2007

The regular meeting of the Design Review Board was called to order by Chair Harrell Scarcello at 7:30 p.m.

Present: Hagaman, Hatt, Modell, Scarcello & Valiquett

Absent: Freedman, Murray-Charles

Also Present: Mr. Rick Smith (23315 Old Orchard Tr.), Patrick Funke (Representing 32834 Bingham Lane), Bill & Bette Wood (32848 Bingham Lane), Susan Ulferts (32831 Bingham Lane), Sandra & Al Brunett (32864 Outland Tr.), & McDermott.

Agenda

Motion by Modell, second by D.E. Hagaman to accept the Agenda.

Motion carried.

Minutes

Motion by Modell, second by Hatt to approve the meeting minutes of May 7, 2007 as submitted.

Motion carried.

Patio Plan (23315 Old Orchard Tr.)

Mr. Smith presented plans to replace the patio and pool decking with an exposed concrete aggregate. In response to several questions, he indicated that the pool configuration did not change. Mr. Smith explained that the patio is small in size and will hold approximately 4 chairs. No additional lighting is planned at this time.

Motion by Model, second by Hagaman to approve the plans for the patio and pool as submitted and described.

Motion carried.

Landscaping Plan (32834 Bingham Lane)

Mr. Funke presented plans for a cobblestone patio, which will replace an old multi-level deck. He apologized for beginning the project without the necessary approvals.

The proposed elevation of the patio requires raising a portion of the rear yard by approximately 4-feet. A boulder retaining wall will support the raised terrace. The materials for the patio will be unilock pavers, sandstone in color. This will complement the exterior finish of the home.

Mr. Modell informed Mr. Funke of the Village tree prohibits removal of more than two healthy trees in a given year. The required permits should have been requested.

Concern was raised whether this elevation change will impact neighboring properties. Mr. Funke indicated that all the drainage will be handled on the lot and will drain to the wooded lot in the back of the property.

Chair Scarcello stated that the village engineer reviewed the plans and has indicated there should be no drainage impact on neighboring properties.

A discussion ensued regarding the two egress windows and the impact of the raised patio. Mr. Funke stated there would be a 5-foot rail extending from the house. Landscaping will hide the access to the basement.

Motion by Modell, second by Hagaman to:

- a. Retroactively approve the prior removal of trees from the back yard of 32834 Bingham Lane. Should the resident choose to remove any other living trees, they need to obtain a tree permit in advance.
- b. Accept the backyard landscaping plans as submitted, using earth tone colors for the boulders & cement patio. Plant shrubs, trees and other vegetation as described.
- c. If the project results in materially exacerbating water runoff to neighboring properties, homeowner will take all additional steps necessary to reduce water runoff to pre-project level.

Motion carried.

Note: Approval of prior tree removal is only to the extent of the authority of the Design Review Board. The Board cannot grant approval beyond its jurisdiction.

Old Business

None

New Business

Mr. Hatt addressed a situation at Bingham Pointe where a resident removed a deck without permission from the Condo Association and failed to pull a permit. Chair Scarcello stated that the Condo Association needs to address this problem first. Village policy requires DRB approval if a deck is changed. Due to the 4th of July Holiday, members agreed that the next DRB meeting will be held on July 9th at 7:00 p.m. This will be prior to the regularly scheduled Planning Commission.

Motion by Hagaman, second by Modell to adjourn.

Motion carried.

Meeting adjourned at 8: 07 p.m.